



What is market value?

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What is market value?

Minnesota Statute 272.03 defines “Market Value” as “the usual selling price...at the time of assessment”. It is the most probable price that a property should sell for in a competitive and open market under all conditions requisite to a fair sale. It is assumed that the buyer and seller are each acting prudently and knowledgeably, and it is assumed that the price is not affected by undue stimulus.

Why is a market value established for my property?

Market value is one of the three main components used in determining property taxes:

- The market value established for your property determines your fair share of the total property tax burden.
- Minnesota state law determines how the total tax will be distributed among the various types of property in the state, such as apartment, commercial and industrial, and residential property.
- The amount of money that is needed to fund local services determines the actual dollar amount of property tax that you will pay.

Of course, the actual calculation of your property tax is a little more complicated. Changes in the city’s property tax base, special property classifications, state mandates, and other statutory requirements, like fiscal disparities and tax increment financing will affect the actual dollar amount of property tax that you pay.



How is my market value determined?

At least once every five years, a Maple Grove appraiser will visit your property to collect and/or verify the information that is needed to establish your market value. Information such as size, quality, age, condition, and income and expense data (for income producing properties) is required to make sure a fair market value is established.

This property information is entered into a computerized system, which aids the assessor in establishing market value. Sales information is also collected each year. Sales information is used to update the rates that are used to compute market value. The result is an estimated market value for each parcel of taxable property in the city. The estimated market value established for your property should be close to its probable selling price if placed on the open market.

How am I informed about my property market value and classification?

In March of every year, the assessing department sends you a notice. This notice provides you with the following information:

- Estimated market value (Current year and previous year)
- Property classification
- Limited market value (A statutory value which limits how much the taxable value of certain properties can increase, with the exception of new improvements)
- The taxable market value
- Appeal information for:
 - Local Board of Appeal and Equalization
 - County Board of Appeal and Equalization
 - Minnesota Tax Court



What should I do if I feel that my property value or classification is incorrect?

Contact your assessor. Many property owners' concerns can be explained and resolved by simply making a phone call to the assessing department.

If the assessor cannot adequately resolve the problem, you may make an appeal as outlined below:

- **Local Board of Appeal and Equalization**

The Maple Grove Local Board meets in April of every year. If you wish to appear before the Local Board an application is required. You should discuss your concerns with City assessing personnel before submitting an application.

- **Hennepin County Board of Appeal and Equalization**

The Hennepin County Board meets in June of every year at the Hennepin County Government Center in Minneapolis. If you wish to appear before the County Board, it is statutorily required that you must appear first before the Local Board.

- **Minnesota Tax Court**

You have until April 30 of the year the tax becomes payable to appeal to the Minnesota Tax Court. In other words, you must appeal your 2006 valuation before April 30, 2007. You may contact the court administrator at Minnesota Tax Court for information.

Minnesota Tax Court
Minnesota Judicial Center, Suite 245
25 Rev. Dr. Martin Luther King, Jr. Blvd.
St. Paul, Minnesota 55155
Tel: (651) 296-2806
Fax: (651) 297-8737
Or visit www.taxcourt.state.mn.us

Assessing personnel are available to help answer your questions Monday to Friday from 8:00am to 4:30pm. Our contact information is listed below.

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12800 Arbor Lakes Pkwy P.O. Box 1180
Maple Grove MN 55311-6180

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